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Date: Wednesday, 20 October 2021

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Dear Member

TORBAY'S HOUSING CRISIS REVIEW PANEL - THURSDAY, 21 OCTOBER 2021

I am now able to enclose, for consideration at the Thursday, 21 October 2021 meeting of the Torbay's Housing Crisis Review Panel, the following reports that were unavailable when the agenda was printed.

Agenda No	Item	Page
3.	Temporary Accommodation and Housing Needs Additional background information	(Pages 22 - 34)

Yours sincerely

Governance Support
Clerk

Overview of the homelessness legislation

1. A summary of the homelessness legislation and the duties, powers and obligations on housing authorities and others towards people who are homeless or threatened with homelessness.

1. This overview provides a summary of the homelessness legislation and the duties, powers and obligations on housing authorities and others towards people who are homeless or at risk of homelessness. **It does not form part of the statutory code of guidance.**

The homelessness legislation

2. The primary homelessness legislation – that is, [Part 7 of the Housing Act 1996](#) – provides the statutory under-pinning for action to prevent homelessness and provide assistance to people threatened with or actually homeless.

1. **3.** In 2002, the government amended the homelessness legislation through the [Homelessness Act 2002](#) and the [Homelessness \(Priority Need for Accommodation\) \(England\) Order 2002](#) to:
 1. (a) ensure a more strategic approach to tackling and preventing homelessness, in particular by requiring a homelessness strategy for every housing authority district; and
 2. (b) strengthen the assistance available to people who are homeless or threatened with homelessness by extending the priority need categories to homeless 16 and 17 year olds; care leavers aged 18, 19 and 20; people who are vulnerable as a result of time spent in care, the armed forces, prison or custody, and people who are vulnerable because they have fled their home because of violence.
1. **4.** The [Homelessness Reduction Act 2017](#) significantly reformed England's homelessness legislation by placing duties on local authorities to intervene at earlier stages to prevent homelessness in their areas. It also requires housing authorities to provide homelessness services to all those affected, not just those who have 'priority need'. These include:
 1. (a) an enhanced prevention duty extending the period a household is threatened with homelessness from 28 days to 56 days, meaning that housing authorities are required to work with people to prevent homelessness at an earlier stage; and
 2. (b) a new duty for those who are already homeless so that housing authorities will support households for 56 days to relieve their homelessness by helping them to secure accommodation.

5. The [Domestic Abuse Act 2021](#) amends Part 7 of the 1996 Act to strengthen the support available to victims of domestic abuse. The Act extends priority need to all eligible victims of domestic abuse who are homeless as a result of being a victim of domestic abuse. The 2021 Act brings in a new definition of domestic abuse which housing authorities must follow to assess whether an applicant is homeless as a result of being a victim of domestic abuse.

Homelessness review and strategy

6. Under the [Homelessness Act 2002](#), all housing authorities must have in place a homelessness strategy based on a review of all forms of homelessness in their district. The strategy must be renewed at least every 5 years. The social services authority must provide reasonable assistance.

7. The strategy must set out the authority's plans for the prevention of homelessness and for securing that sufficient accommodation and support are or will be available for people who become homeless or who are at risk of becoming so.

Duty to refer

8. The [Homelessness Reduction Act 2017](#) introduced a duty on certain public authorities to refer service users who they think may be homeless or threatened with homelessness to a housing authority. The service user must give consent, and can choose which authority to be referred to. The housing authority should incorporate the duty to refer into their homelessness strategy and establish effective partnerships and working arrangements with agencies to facilitate appropriate referrals.

Duty to provide advisory services

9. The housing authority has a duty to provide advice and information about homelessness and the prevention of homelessness and the rights of homeless people or those at risk of homelessness, as well as the help that is available from the housing authority or others and how to access that help. The service should be designed with certain listed vulnerable groups in mind and authorities can provide it themselves or arrange for other agencies to do it on their behalf.

Applications and inquiries

10. Housing authorities must give proper consideration to all applications for housing assistance, and if they have reason to believe that an applicant may be homeless or threatened with homelessness, they must make inquiries to see whether they owe them any duty under [Part 7 of the 1996 Act](#). This assessment process is important in enabling housing authorities to identify the assistance which an applicant may need, either to prevent them from becoming homeless, or to help them to find another home. In each case, the authority will need to first decide whether the applicant is eligible for

assistance and threatened with or actually homeless. Certain applicants who are 'persons from abroad' are not eligible for any assistance under Part 7 except free advice and information about homelessness and the prevention of homelessness.

11. Broadly speaking, a person is threatened with homelessness if they are likely to become homeless within 56 days. An applicant who has been served with valid notice under [section 21 of the Housing Act 1988](#) to end their assured shorthold tenancy is also threatened with homelessness, if the notice has expired or will expire within 56 days and is served in respect of the only accommodation that is available for them to occupy.

12. An applicant is to be considered homeless if they do not have accommodation that they have a legal right to occupy, which is accessible and physically available to them (and their household) and which it would be reasonable for them to continue to live in.

Assessments and personalised housing plans

13. Housing authorities have a duty to carry out an assessment in all cases where an eligible applicant is homeless or threatened with homelessness. This will identify what has caused the homelessness or threat of homelessness, the housing needs of the applicant and any support they need in order to be able to secure and retain accommodation. Following this assessment, the housing authority must work with the person to develop a personalised housing plan which will include actions (or 'reasonable steps') to be taken by the authority and the applicant to try and prevent or relieve homelessness.

Prevention duty

14. Housing authorities have a duty to take reasonable steps to help prevent any eligible person (regardless of priority need status, intentionality and whether they have a local connection) who is threatened with homelessness from becoming homeless. This means either helping them to stay in their current accommodation or helping them to find a new place to live before they become actually homeless. The prevention duty continues for 56 days unless it is brought to an end by an event such as accommodation being secured for the person, or by their becoming homeless.

Relief duty

15. If the applicant is already homeless, or becomes homeless despite activity during the prevention stage, the reasonable steps will be focused on helping the applicant to secure accommodation. This relief duty lasts for 56 days unless ended in another way. If the housing authority has reason to believe a homeless applicant may be eligible for assistance and have a priority need they must be provided with interim accommodation.

Main housing duty

16. If homelessness is not successfully prevented or relieved, a housing authority will owe the main housing duty to applicants who are eligible, have a priority need for accommodation and are not homeless intentionally. Certain categories of household have priority need if homeless, such as pregnant women, families with children, and those who are homeless as a result of being a victim of domestic abuse or due to an emergency such as a fire or flood. Other groups may be assessed as having priority need because they are vulnerable as a result of old age, mental ill health, physical disability, having been in prison or care or as a result of becoming homeless due to violence.

17. Under the main housing duty, housing authorities must ensure that suitable accommodation is available for the applicant and their household until the duty is brought to an end, usually through the offer of a settled home. The duty can also be brought to an end for other reasons, such as the applicant turning down a suitable offer of temporary accommodation or because they are no longer eligible for assistance. A suitable offer of a settled home (whether accepted or refused by the applicant) which would bring the main housing duty to an end includes an offer of a suitable secure or introductory tenancy with a local authority, an offer of accommodation through a private registered provider (also known as a housing association) or the offer of a suitable tenancy for at least 12 months from a private landlord made by arrangement with the local authority.

Suitable accommodation

18. Housing authorities have various powers and duties to secure accommodation for homeless applicants, either on an interim basis, to prevent or relieve homelessness, to meet the main housing duty or as a settled home. Accommodation must always be 'suitable' and there are particular standards set when private rented accommodation is secured for households which have priority need.

19. Under the [Homelessness \(Suitability of Accommodation\) \(England\) Order 2003](#), bed and breakfast accommodation is not considered suitable for families with children and households that include a pregnant woman, except where there is no other accommodation available, and then only for a maximum of 6 weeks. The Secretary of State considers that bed and breakfast accommodation is unsuitable for 16 and 17 year olds.

Intentional homelessness

20. A person would be homeless intentionally where homelessness was the consequence of a deliberate action or omission by that person. A deliberate act might be a decision to leave the previous accommodation even though it would have been reasonable for the person (and everyone in the person's household) to continue to live

there. A deliberate omission might be non-payment of rent that led to rent arrears and eviction despite the rent being affordable.

21. Where people have a priority need but are intentionally homeless the housing authority must provide advice and assistance to help them find accommodation for themselves and secure suitable accommodation for them for a period that will give them a reasonable chance of doing so.

22. If, despite this assistance, homelessness persists, any children in the household could be in need under the [Children Act 1989](#), and the family should be referred (with consent) to the children's social services authority.

Local connection and referrals to another authority

23. Broadly speaking, for the purpose of the homelessness legislation, people may have a local connection with a district because of residence, employment or family associations in the district, or because of special circumstances. (There are exceptions, for example, residence in a district while serving a prison sentence there does not establish a local connection.) Where applicants meet the criteria for the relief duty or for the main housing duty, and the authority considers that the applicant does not have a local connection with the district but does have one somewhere else, the housing authority dealing with the application can ask the housing authority in that other district to take responsibility for the case. However, applicants cannot be referred to another housing authority if they, or any member of their household, would be at risk of domestic abuse or violence (that is not related to domestic abuse) in the district of the other authority.

24. The definition of a 'local connection' for young people leaving care was amended by the [Homelessness Reduction Act 2017](#) so that a young homeless care leaver has a local connection to the area of the local authority that looked after them. Additional provision is made for care leavers who have been placed in accommodation, under [section 22A of the Children Act 1989](#), in a different district to that of the children's services authority that owes them leaving care duties. If they have lived in the other district for at least 2 years, including some time before they turned 16, they will also have a local connection with that district until they are 21.

Reviews and appeals

25. Housing authorities must provide written notifications to applicants when they reach certain decisions about their case, and the reasons behind any decisions that are against the applicant's interests. Applicants can ask the housing authority to review most aspects of their decisions, and, if still dissatisfied, can appeal to the county court on a point of law.

26. Housing authorities have the power to accommodate applicants pending a review or appeal to the county court. When an applicant who is being provided with interim

accommodation requests a review of the suitability of accommodation offered to end the relief duty, the authority has a duty to continue to accommodate them pending a review.

Summary of Devon Home Choice Data

Applicants Joining DHC Waiting List

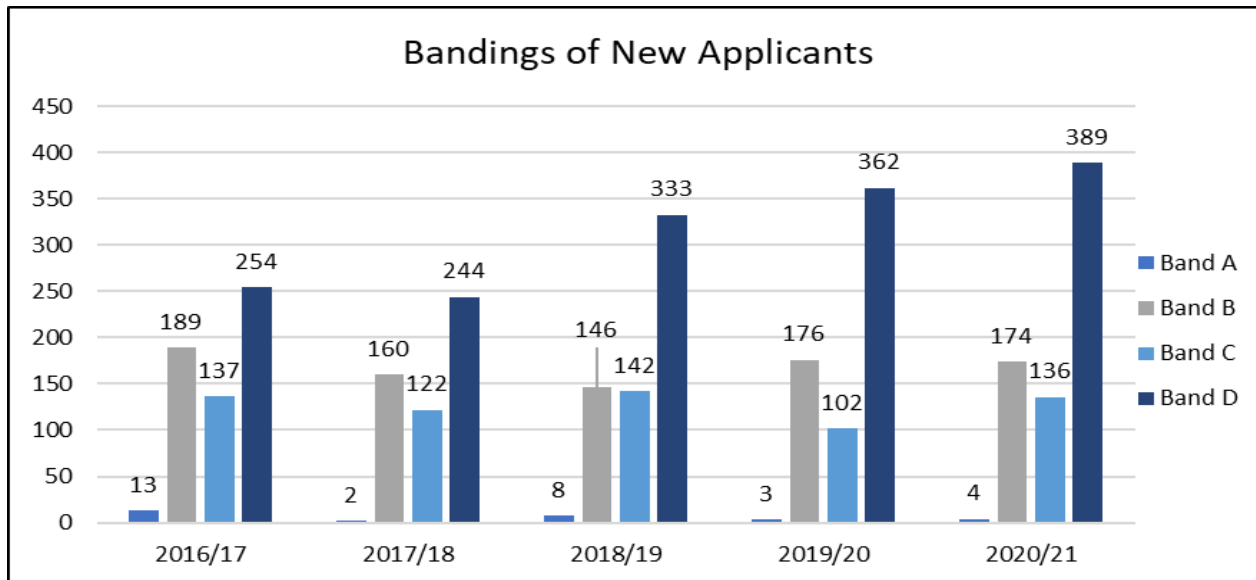
The data below relates to clients joining the DHC waiting list, within Bands A - D Inclusive. Clients within Band E have been excluded, as these are categorised as having No Housing Need. It should be noted that within the five-year period 3,140 additional clients (50%) were within band E

Total Clients

Financial Year	Clients Added	Yearly Change
2016/17	593	
2017/18	528	-11%
2018/19	629	19%
2019/20	643	2%
2020/21	703	9%

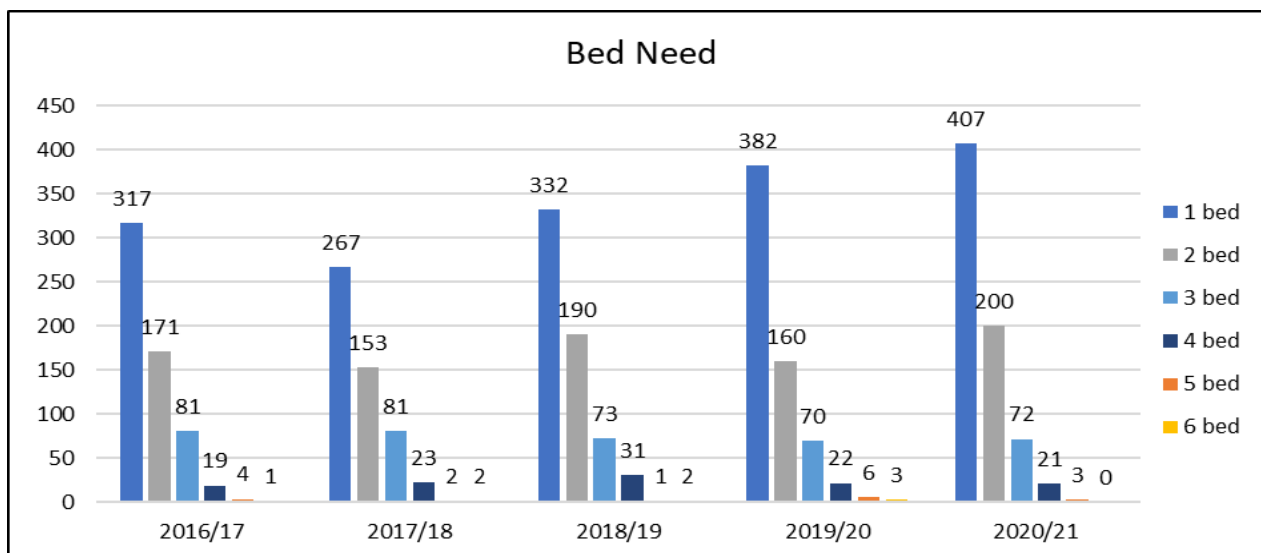
Clients within Bands A – D have increased yearly since 2018

Bandings

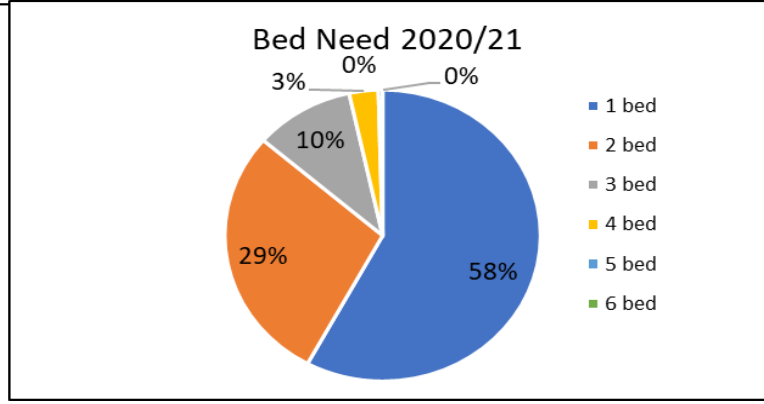
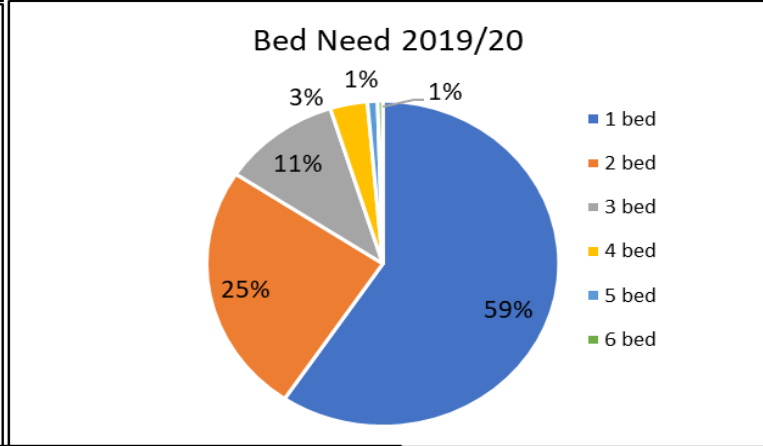
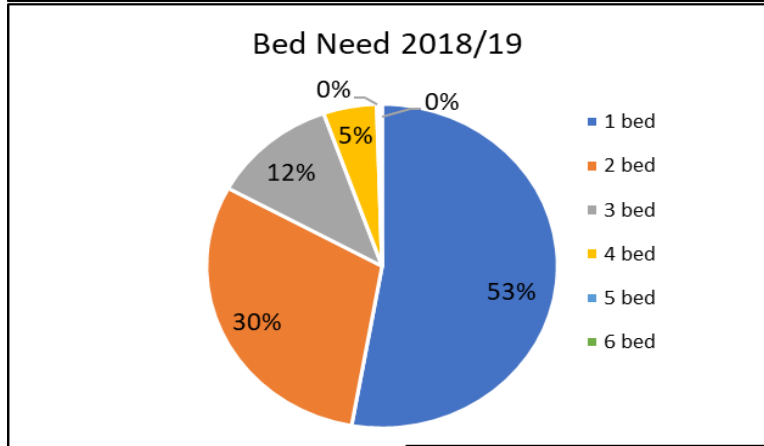
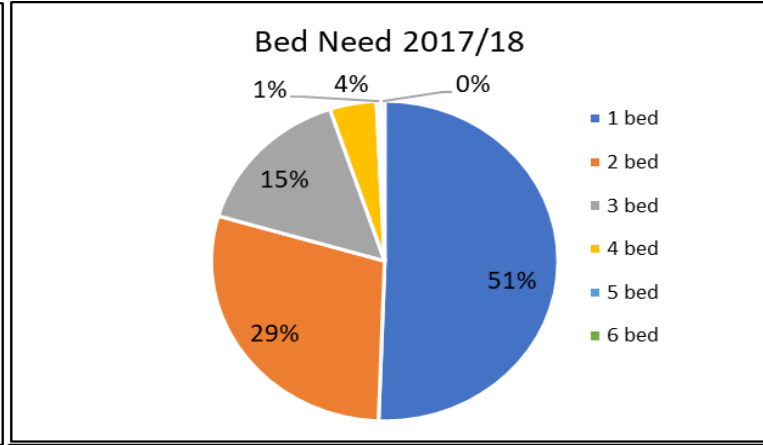
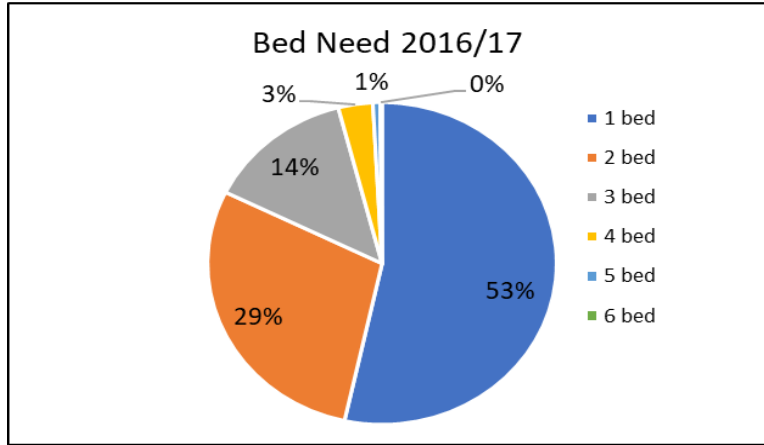


Clients within Band D have seen the greatest increase during this period.

Bed Need by volume



Bed Need by %



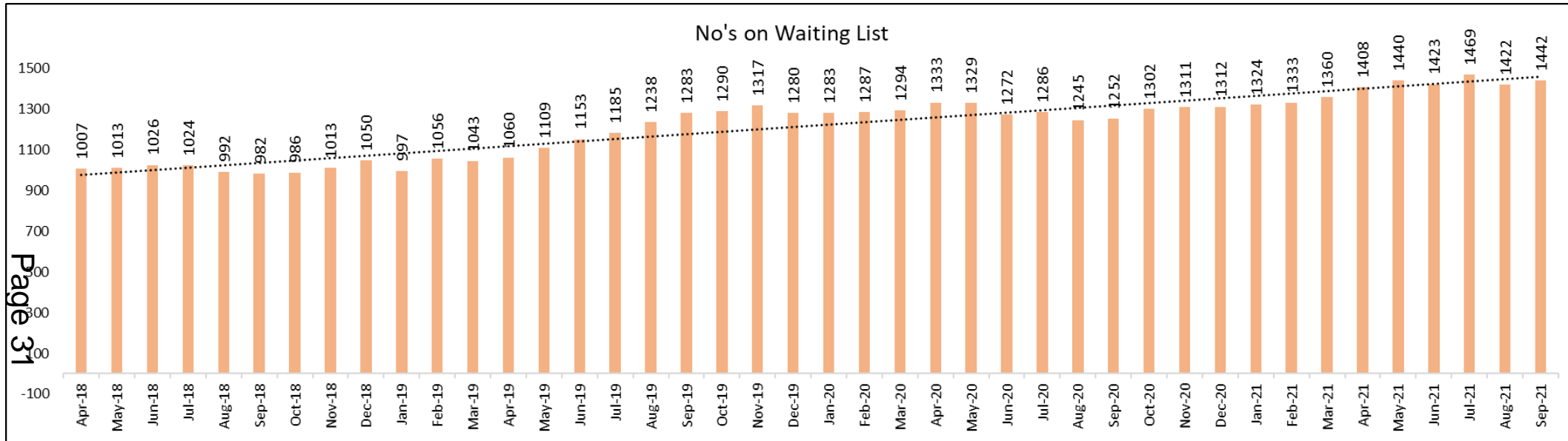
Housing Status at time of joining Waiting List

Current Housing Status	2016/17	%	2017/18	%	2018/19	%	2019/20	%	2020/21	%
Blank	42	7%	37	7%	58	9%	91	14%	71	10%
In accommodation linked to your job	3	1%		0%	2	0%	3	0%	7	1%
In temporary accommodation or hostel	124	21%	91	17%	98	16%	114	18%	105	15%
Lodger	6	1%	12	2%	22	3%	15	2%	18	3%
Other	30	5%	38	7%	36	6%	39	6%	61	9%
Owner	6	1%	2	0%	1	0%	2	0%	3	0%
Renting from a council or housing association	129	22%	114	22%	101	16%	94	15%	82	12%
Renting privately	170	29%	158	30%	177	28%	180	28%	187	27%
Sharing with friends or family	83	14%	76	14%	134	21%	105	16%	169	24%
Grand Total	593		528		629		643		703	

The top four highest categories highlighted above have remained consistent throughout the whole period.

Total Clients on Waiting List 01/04/2018 – 30/09/21

The data below details total Clients on the DHC waiting list (including new applicants detailed above.) Excluding those in Band E



Numbers on DHC waiting list have increased year on year, increasing by 5%, 26% & 6% retrospectively since April 2019

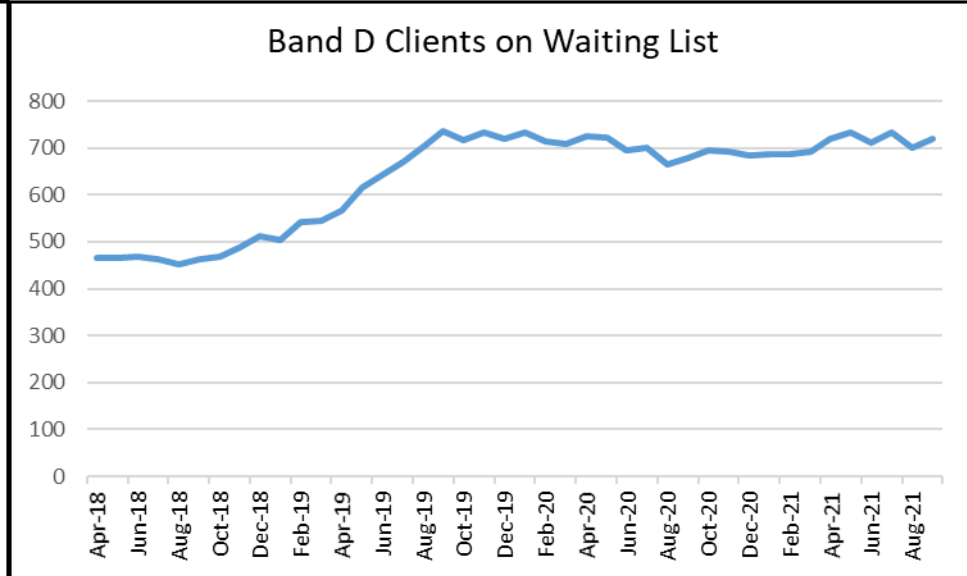
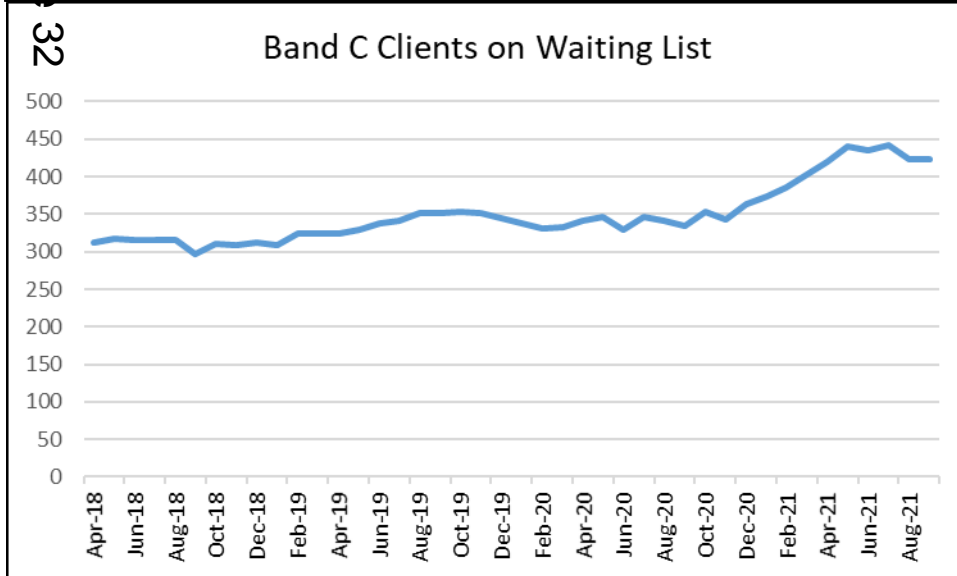
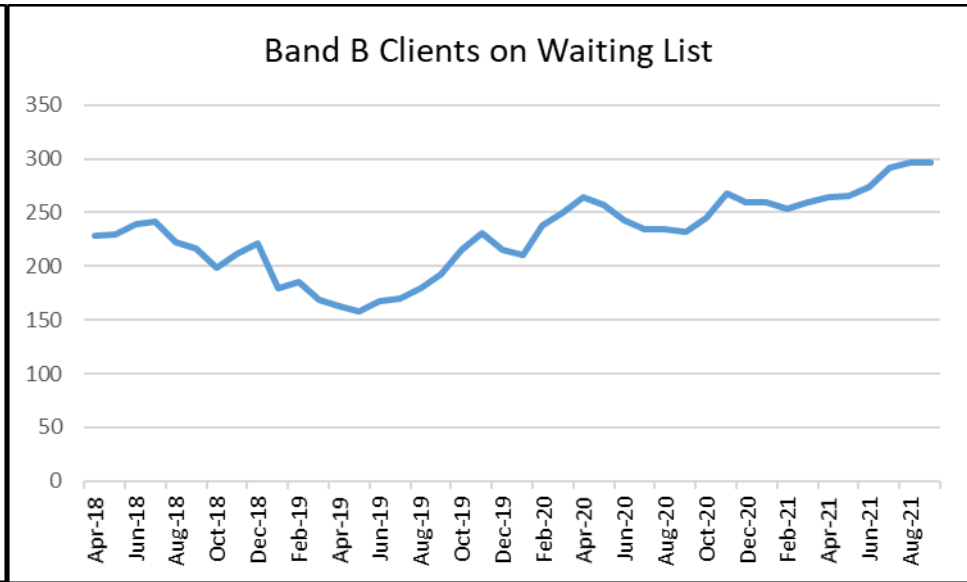
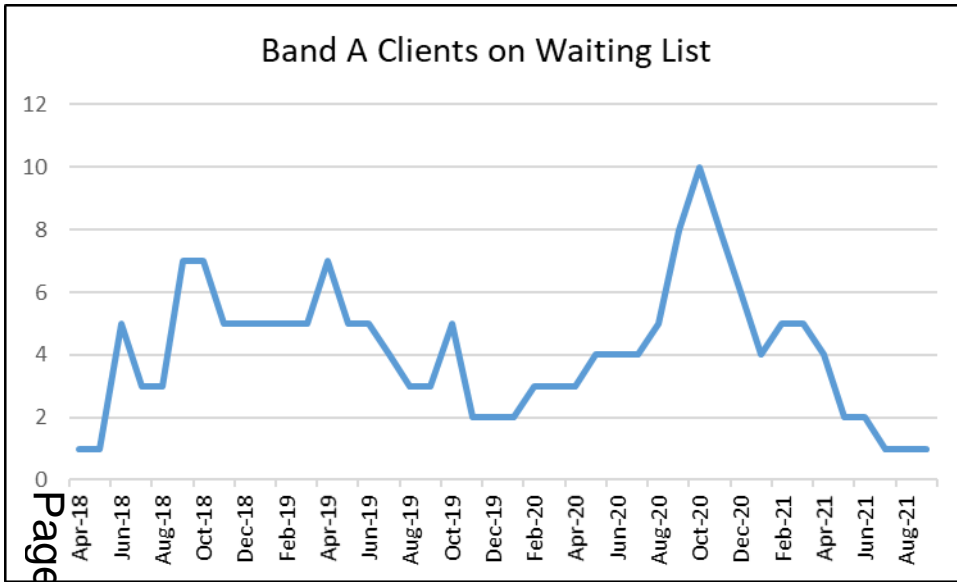
Waiting List Bandings

Waiting lists at the end of April each year fell within the following bandings:

	Band A	Band B	Band C	Band D	Total
Apr-18	1	228	313	465	1007
Apr-19	7	163	324	566	1060
Apr-20	3	264	341	725	1333
Apr-21	4	264	420	720	1408

- Band A – Emergency Housing Need
- Band B – High Housing Need
- Band C – Medium Housing Need
- Band D – Low Housing Need

The tables below detail the monthly fluctuation between volume of Clients with the Highest Housing Need (Band A) currently on the waiting list compared to those clients on the waiting list with a Low Housing Need (Band D)



Waiting List Bed Need

Bedroom need at the end of April each year is detailed below.

	1 Bed	%	2 Bed	%	3 Bed	%	4 Bed	%	5 Bed	%	6 Bed	%	Total
Apr-18	492	49%	262	26%	163	16%	70	7%	17	2%	3	0%	1007
Apr-19	529	50%	285	27%	159	15%	71	7%	11	1%	5	0%	1060
Apr-20	688	52%	330	25%	210	16%	78	6%	23	2%	4	0%	1333
Apr-21	738	52%	336	24%	223	16%	84	6%	24	2%	3	0%	1408

Bed need comparison between April 18 & April 21

1 Bed = 492 to 738 (50%)

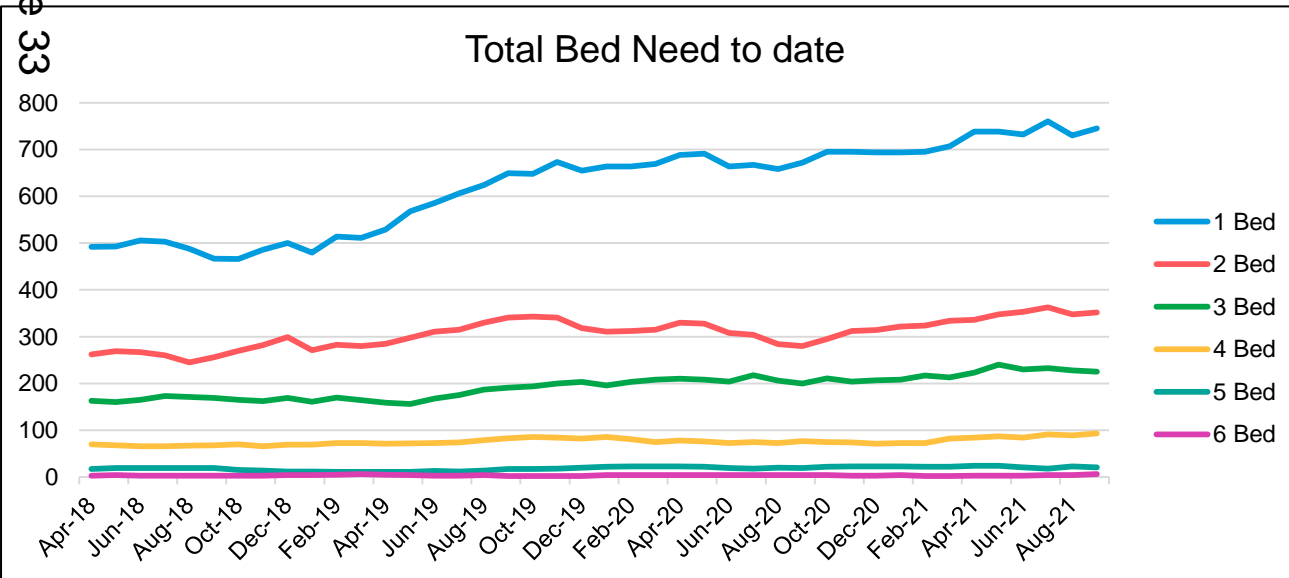
2 Bed = 262 to 336 (28%)

3 Bed = 163 to 223 (37%)

4 Bed = 70 to 84 (20%)

5 Bed = 17 to 24 (41%)

6 Bed = 3 to 3 (same)



Clients Housed per month

